

RE *Quarterly* Rnewsletter



REMOVING BARRIERS



REUSING LAND



REBUILDING COMMUNITIES

AWARDED \$21.6M
ODOD FUNDING

WHITEHALL
WOODCLIFF
CONDOMINIUMS
DEMO EVENT

CONGRESSWOMAN
BEATTY COMES
TO COCIC

HISTORIC
EDNA BUILDING

CHANGING NEIGHBORHOODS,
CHANGING LIVES

- THE FIRST 10 YEARS OF IMPACT -



MEET THE STAFF



Curtiss L. Williams
President/CEO



Melissa D. Coleman
*Marketing & Communications Manager &
Executive Assistant to President/CEO*



Norman Deena
Program Coordinator



Jake Hiestand
Assistant Manager of Real Estate



Alande Orelien, LLM, MBA
Programs Manager



Hope Paxson
VP of Programs and Housing



Amy Shafer
Real Estate Support Assistant



Lynn Talarico
Programs Support Assistant



Ashley Young
Controller



MEET THE BOARD OF DIRECTORS

Cheryl Brooks Sullivan, Chair

Franklin County Treasurer

* Victoria Troy, Alternative

John O'Grady

Franklin County Commissioner, President

* Eric Wagenbrenner, Alternative

Kevin Boyce

Franklin County Commissioner

* Emily Cooner, Alternative

Erica C. Crawley

Franklin County Commissioner

* Joy Bivens, Alternative

James Jewell

Township Representative

Frederick Ransier, Treasurer/Secretary

Appointed Director

Michael Stevens

Municipal Representative

Robert Weiler, Vice-President

Appointed Director

Sadicka White, Vice-President

Appointed Director

COCIC/COCLT Board of Directors Meetings

9:00 A.M.

May 26 • June 23 • July 28



RESTORING NEW LIFE TO THE

HISTORIC EDNA BUILDING

Known for its rich community history and significance to the social and cultural influence of African Americans in Columbus, the building was added to the National Register of Historic Places in 2017.

Redevelopment and leasing efforts will be led by COCIC, while land rights are owned by the Central Ohio Community Land Trust (COCLT), a subsidiary of COCIC. This marks the first commercial project facilitated through the county land trust. Through the COCLT, rents will remain below market, ensuring affordable office space will be available to local small businesses now and in the future.

With support from the City of Columbus, PACT, IFF, CMHA, and Congresswoman Joyce Beatty, COCIC has been able to secure funding to renovate the 117-year old building. Adding to the significance of this project, we are pleased to announce minority firms, Moody Nolan and Sessley Building Services, will be leading the redevelopment efforts.

RICH IN HISTORY

Built in 1905, the Edna Building holds deep historic significance in the City of Columbus, particularly during the Great Migration of African Americans from the south to northern cities between 1910 and 1930.

In 1919, Fireside Mutual Aid Association was housed in The Edna by Truman Kella Gibson Sr., an African American insurance executive from Atlanta who relocated to Columbus to offer insurance to African Americans migrating north. From 1950–1953, The Edna housed offices of the Ohio Sentinel, an African American weekly newspaper. Then, from 1950–1963, the second floor housed the social room of the Dukes and Duchesses, a private social and charitable club for men and women in the city's black professional class. These entities— an insurance company, a newspaper and a social club—filled important roles in the community, allowing African Americans to socialize without discrimination, disseminate information ignored by other newspapers and promote fair business dealing. Together, they made The Edna an integral part of the city's vibrant African American business community, centered on East Long Street. The property would also go on to house offices of the Columbus bureau of The Call and Post, an influential weekly, African American newspaper still serving metro regions of Ohio today. (Source: Business First).

King-Lincoln was a cultural and business strong-hold for many years, until I-71 sliced through the community in the early 1960's, displacing residents and separating businesses from downtown.

Today, through dedicated reinvestment and the restoration of iconic projects, like the Lincoln Theater and the King Arts Complex, the area is re-emerging. Restoring the historic Edna is another step in the revitalization of King-Lincoln to support the community's growth and influence.



“

THE EDNA BUILDING ITSELF IS AN IMPORTANT PART OF OUR CITY'S HISTORY AND THE LEGACY OF OUR AFRICAN AMERICAN BUSINESS COMMUNITY. THE SIGNIFICANCE OF THIS PROJECT IS THAT WE'RE AIMING TO CONNECT OUR HISTORY WITH OUR FUTURE.

- CURTISS L. WILLIAMS, COCIC PRESIDENT/CEO



STATE GRANTS APPLICATION

COCIC AWARDED

\$21.6
MILLION

The grant award was part of the Ohio Building Demolition and Site Revitalization Program, which provided nearly \$150 million in grants for the demolition of commercial and residential buildings and the revitalization of surrounding properties in all 88 counties. COCIC served as the lead entity for Franklin County and was responsible for collecting and submitting qualified projects.

The following five projects were approved by ODOD and will receive funding:

- **City of Whitehall, Woodcliff Apartments.** This project consists of the demolition of 317 blighted units at the Woodcliff Condominium Complex at the intersection of E. Broad and Hamilton Road following a 12-year public nuisance case. After demolition, the site is envisioned as a dynamic, mixed-use environment that provides high quality residential options, alongside commercial and office uses and will include townhomes for COCLT homebuyers.
- **City of Columbus, Westland Mall.** This project consists of the demolition of multiple structures of the defunct Westland Mall shopping center at the intersection of U.S. Route 40 and Interstate 270 on the west side of Columbus.
- **City of Columbus, Buckeye Yard.** This project consists of the demolition, site preparation, infrastructure, and new building construction on the 284-acre site of the former Norfolk Southern rail yard 7 miles west of the City of Columbus near Interstates 270 and 70 in Franklin County. This project will include improvements to roadway infrastructure and construction of four (4) speculative industrial buildings totaling approximately 1.8 million SF, ranging in size from 200,000 SF to 900,000 SF.
- **City of Columbus, Columbus Parsons Project.** This project consists of the demolition and revitalization of the site of the former Columbus Steel Castings. The site has been vacant since closure and deemed blighted. The current owner is seeking funding due to the financial burden to demolition and removal of 300,000 tons of onsite concrete, relocation of onsite utilities, and major transportation infrastructure upgrades on and offsite before redevelopment activity can occur.
- **City of Upper Arlington, Golden Bear.** This project consists of the demolition of the Golden Bear Center, an outdated single-story retail property built in the 1960's, and construct a mixed-use building with 76 luxury condominiums, 24,044 SF of office space, and 20,144 SF of ground floor retail space.



FRANKLIN PARK MEDICAL



CHANGING NEIGHBORHOODS, CHANGING LIVES

THE FIRST 10 YEARS OF IMPACT IN FRANKLIN COUNTY

Since 2012, the Central Ohio Community Improvement Corporation, better known as COCIC, has worked tirelessly to restart real estate markets through direct programming and strategic partnerships, create stable homes, and reclaim commercial property.

As the county land bank, COCIC, and its affordable housing development subsidiary, the Central Ohio Community Land Trust (COCLT), have been a formidable change agent, transforming people's lives and generating equitable, long-lasting outcomes in Franklin County.

This ten-year Impact Report tracks the astonishing results COCIC achieved in its first decade as the county's land bank, and highlights how essential COCIC (with its subsidiary, COCLT) will continue to be to the future success of catalytic redevelopment and affordable housing initiatives in Franklin County.

REMOVING BARRIERS TO REDEVELOPMENT

In 2022, a decade after its incorporation as the county land bank, COCIC has evolved from a fledgling start-up to a multi-pronged, mature enterprise. COCIC enhanced its blight elimination work with sophisticated financing and funding programs, and eventually moved several community economic development efforts in-house.

- In the last decade, COCIC has worked in 65% of Franklin County's local jurisdictions: 28 municipalities or townships of the county's 43 local governments.
- COCIC acquired blighted properties and extinguished outstanding liens, taxes, and assessments. COCIC demolished nearly 3,500 residential units between 2012 and 2022.
- For every \$1 COCIC annually received from the County in the last decade, the land bank has generated another \$1.47 through grants, land and home sales, and low interest loans to community partners.



COCLT HOME



COCLT HOME



COCLT HOME

REUSING LAND

Through COCIC's interventions, the private market, nonprofit developers, and local governments have built or returned thousands of properties to productive use, many of which are now paying taxes.

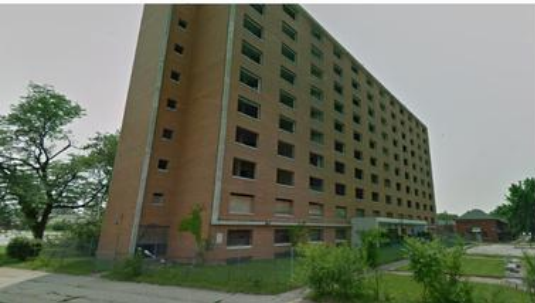
- As a result of COCIC's effort, the private market has built or returned to habitability 1,786 housing units in Franklin County: 138 market-rate owner-occupied homes and 1,648 market-rate rental units
- COCIC has returned 205 acres of commercial land to productive use.
- COCIC has stabilized two commercial buildings with historical and cultural significance to black residents of the region and issued grants to minority-own businesses that are renovating buildings.
- The value of properties within 500 feet of a demolition, rehab, or new build facilitated by COCIC has remained stable or increased by at least \$320 million in the last decade.

REBUILDING COMMUNITIES

COCIC's interventions have done more than just stabilize local real estate markets; they have changed neighborhoods and, as a result, improved lives in Franklin County.

Since 2012, 45% of COCIC's interventions have occurred in census tracts designated by the U.S. Department of Housing and Urban as racially or ethnically concentrated areas of poverty. These tracts are largely the same areas that were redlined in the mid-20th century. COCIC has been providing needed countermeasures that can help residents in the county's formerly redlined neighborhoods chart a more equitable future for themselves and their families.

- COCIC's grants and low-interest loans to trusted nonprofit housing development partners, and their own investments through their affordable housing subsidiary, COCLT, produced 200 units for low- and moderate-income homeowners.



REBUILDING COMMUNITIES CONT'

- Nonprofit partners also used grants and low-interest loans to rehabilitate or construct 147 quality affordable rental units.
- To complement the preservation and production of affordable housing, from 2019 to 2022, COCIC issued grant dollars to partners, who have stabilized 67 low- and moderate-income families whose homes required exterior repairs, such as a new roof or porch.
- For every \$1 COCIC has put into an affordable housing project in the last decade, another \$3.86 for the project has come from other sources.

As Franklin County contemplates the decades ahead, leaders and residents anticipate that without pro-active strategies, the real estate market will become less affordable to more residents. COCIC and its subsidiary, COCLT, are ready as a critical partner for many of the goals Franklin County jurisdictions will have for themselves: ensure opportunity for households and businesses, develop affordable housing, keep existing residents safe and secure in their homes, prepare commercial properties for a new life, and build vibrant communities with needed amenities and services nearby. As COCIC continues its work, it will continue to change neighborhoods and transform lives in Franklin County.

“ AS WE LOOK AHEAD, WE ARE EXCITED ABOUT OUR FUTURE AND ABOUT THE POSSIBILITIES IT HOLDS. WITH SUPPORT FROM THE CITY, THE COUNTY AND THE STATE OF OHIO, WE ARE FULLY COMMITTED TO REMOVING BARRIERS, REUSING LAND, AND REBUILDING COMMUNITIES. - CURTISS L. WILLIAMS, COCIC PRESIDENT/CEO

[READ MORE](#)





PROUD SPONSOR OF 12TH ANNUAL OLBA CONFERENCE

COCIC was proud to be among the sponsors and participants of the 12th annual Ohio Land Bank Association (OLBA) Conference in Dayton, April 26-28. The conference brings together all who work at or with land banks to provide education, resources, and networking opportunities on housing renovations, demolitions, greening, brownfields and much more.

Curtiss Williams, COCIC President/CEO, was a panel speaker discussing how COCIC uses resources and capabilities to foster commercial development, including through the proactive acquisition of sites in anticipation of development (Voyages to the Commercial Galaxy).



The Ohio Land Bank Association (OLBA) helps to strengthen Ohio communities through its advocacy and support of Ohio's land bank network. For more information or to connect with the OLBA, click [here](#).



DEMO MARKS NEW BEGINNING FOR WOODCLIFF CONDOS

Together with the Ohio Department of Development and the Central Ohio Community Improvement Corporation, the City of Whitehall celebrated a new beginning for the former Woodcliff Condominium complex with a demolition event on February 23rd. The \$300 million redevelopment of the site will involve a three-phase build out, with Phase I completion anticipated in 2025. Once fully phased, the development will feature:

- 1,000 residential units, with a mix of for-sale and for-rent options
- 20% of the units will be inclusive housing, designed for those with incomes at or below 80% of Franklin County area median income (AMI)
- 250,000 square feet of office space, to help attract more high-quality employers to our community
- 75,000 square feet of retail and restaurant space
- Integration in to the adjacent 80-acre Whitehall Community Park

All told, economic impact studies estimate the development bringing over 3,000 construction jobs and 1,000 permanent jobs to the Whitehall community, resulting in new tax revenue and a total \$4.7 billion regional economic impact.